

COMMITTEE AMENDMENT FORM

DATE: 07/27/ 05

COMMITTEE ZONING PAGE NUM. (S) 1

ORDINANCE I. D. #04-O-2277 SECTION (S)

RESOLUTION I. D. #05-R- PARA.

AMENDS THE LEGISLATION BY ATTACHING ONE (1) CONDITION.

AMENDMENT DONE BY COUNCIL STAFF 7/27/05

AN ORDINANCE

04-O-2277

BY COUNCILMEMBER JOYCE SHEPERD

Z-04-144

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located on **Forrest Park Road, SE** be changed from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 4, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

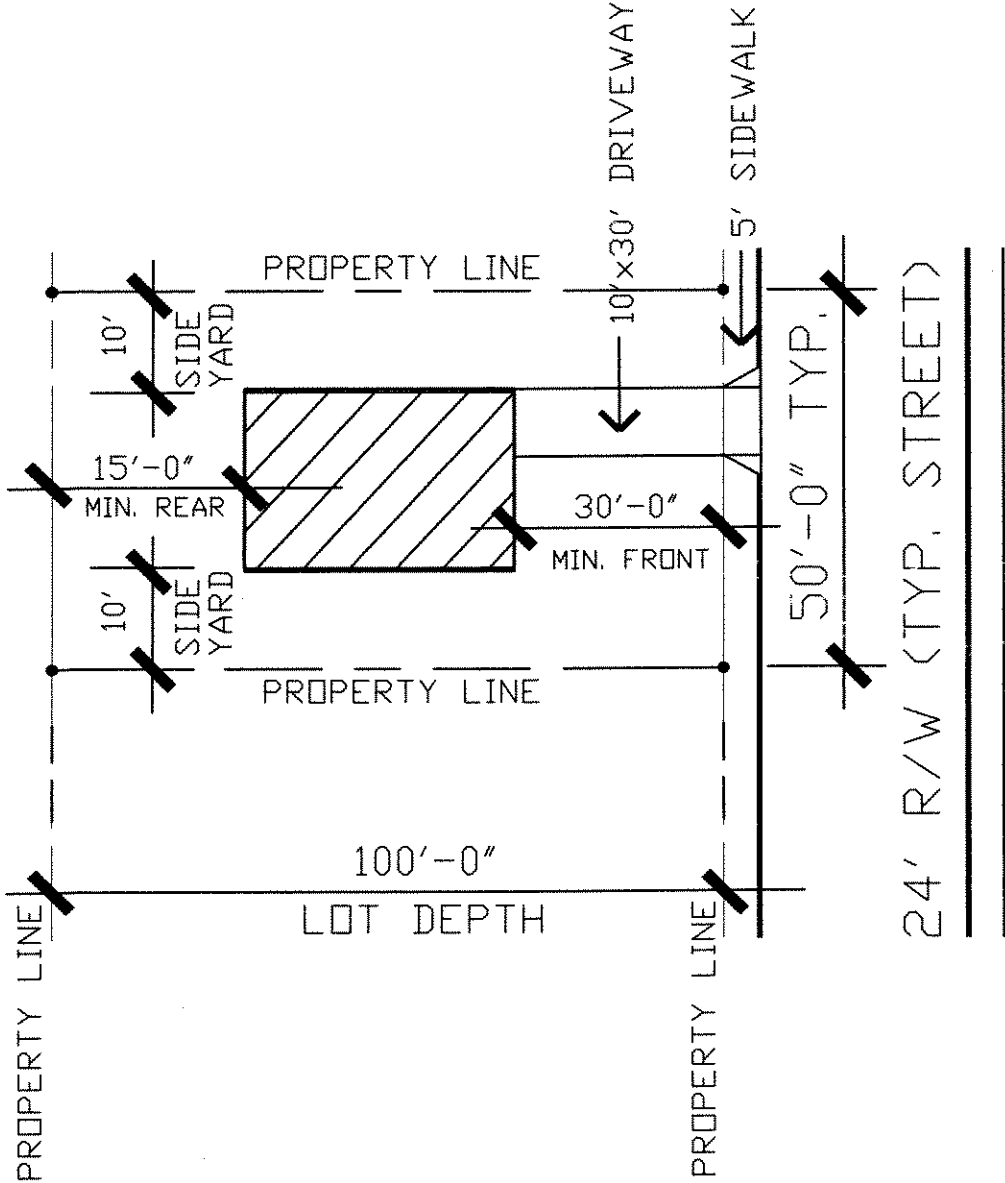
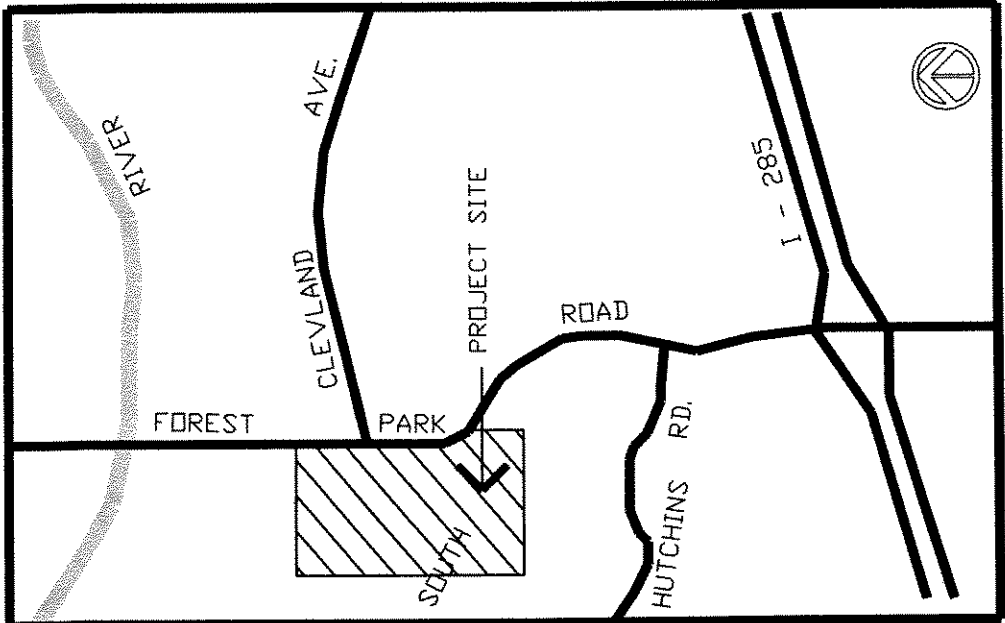
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-04-144 for Forrest Park Road, S.E.

Conditioned upon a plan, similar to the plan submitted by the applicant for Forrest Park Road – Overlook Atlanta Single Family Homes received by the Bureau of Planning on 6/29/05 with a configuration that reflects a maximum of 100 lots.

OVERLOOK ATLANTA SINGLE FAMILY HOMES



LOCATION PLAN

SCALE: NOT TO SCALE

TYPICAL SITE LAYOUT

SCALE: NOT TO SCALE

SITE FACTS

TOTAL # ACRES: 20

TOTAL # UNITS: 120

UNITS PER ACRE: 6.00

EXISTING ZONING: R-4 (Single-Family Residential)

PROPOSED ZONING: PD-H (Planned Development - Housing)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4 OF 14 DISTRICT, FULTON COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF LAND LOT; RUNNING THENCE NORTH ALONG THE WEST LINE OF LAND LOT 4 1,325.2 FEET TO AN IRON PIN FOUND; THENCE EAST, 673.1 FEET TO AN IRON PIN FOUND ON THE WEST RIGHT OF WAY OF FORREST PARK ROAD (A 50 FOOT RIGHT OF WAY AT THIS POINT, ALSO WHERE SAID ROAD WIDENS TO 60 FEET) THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY OF FORREST PARK ROAD AND FOLLOWING THE CURVATURE THEREOF, 837.7 FEET TO AN IRON PIN FOUND; THENCE SOUTH, 490 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF LAND LOT 4; THENCE WEST ALONG SAID LAND LOT 695.2 FEET TO THE SOUTHWEST CORNER OF LAND LOT 4 AND THE POINT OF BEGINNING.

673.1' S.89.48 54 E

DETENTION

1325.2' S.0.20'00 E

837.7'-N.0.10'00"W
FORREST PARK ROAD 60' RW

DECELERATION
LANE

LEFT HAND
TURNING LANE

490'-N.0.10'00"W

STORM WATER
DETENTION

695.2' N.89.46'00 E

SITE PLAN

SCALE: 1" = 50'-0"

